

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS
801 E. WALNUT ST., COLUMBIA, MO.
(573) 886-4330

Minutes

7:00 P.M.

Thursday, March 15, 2007

I. Vice-chairperson Duker called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Russell Duker, Vice Chairperson	Missouri Township
Boyd Harris, Secretary	Centralia Township
Larry Oetting	Three Creeks Township
Paul Zullo	Rock Bridge Township
Michael Morrison	Columbia Township
Mike Morgan	Bourbon Township
John Schloot	Rocky Fork Township
Gregory Martin	Katy Township
David Mink	Public Works

b. Members Absent:

Pat Smith, Chairperson	Perche Township
Carl Freiling	Cedar Township

c. Staff Present:

Stan Shawver, Director	Uriah Mach, Planner
Bill Florea, Senior Planner	

III. Approval of Minutes:

Minutes from the February 15, 2007 meeting were approved by acclamation.

IV. Chairperson Statement:

Vice-Chairperson Duker read the procedural statement which stated that the Boone County Planning and Zoning Commission is an advisory commission to the County Commission. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes 3 subdivision plats.

The following procedure will be followed for the subdivision plats:

The agenda item will be announced, followed by a report from the planning department staff. At that time, the applicant or their representative may make a presentation to the commission. The commission may request additional information from the surveyor.

Please give your name and mailing address when you address the commission.

The Planning and Zoning Commission will then make a motion to either approve or deny the subdivision plat.

All recommendations are forwarded to the County Commission. They will review the subdivision plats Tuesday, March 27th. The County Commission hearing scheduled for Tuesday, March 27th will begin at 7:00 p.m. and will convene in this same room.

Vice-chairperson Duker asked if there were any questions about how the meeting will be conducted.

V. Plats

1. Providence Heights. S15-T47N-R13W. A-RP. High Point Development LLC, owner. Neal R. Slattery, surveyor.

The following staff report was entered in to the record:

This property is located approximately 2000 feet south of the municipal limits of Columbia on the east side of High Point Lane approximately 3200 feet south of the intersection of State Route K and High Point Lane. The 52.79 acres are zoned A-2 (Agriculture) as is all the surrounding property and these are all original 1973 zonings. There is a pending rezoning to A-RP (planned agriculture-residential) that will go into effect with the signing of the Final Development. The property is currently the site of an existing house with septic tank wastewater system and a barn. The existing home is proposed to remain and will be connected into the proposed central wastewater system for the development. This plat will create one common lot and 45 residential lots and several public streets. There is no significant common open space created by this development proposal. There is no regulated floodplain on the property. This site is located within the Columbia School District. Electric service is provided by Boone Electric Cooperative. Water service is provided by Consolidated Public Water District No. 1 and fire hydrants will be required for the development. The site is in the BCFPD. There have been no previous requests to rezone this property. There may be cultural or archaeological resources on the property and efforts must be taken to deal with any such assets found. The master plan designates this area as being suitable for agricultural and residential land uses. The proposal scored 65 on the point rating system.

Staff Recommends approval subject to the following condition:

1: That all the road names be acceptable and approved by JCIC and the Director of Planning. Three of the currently proposed names have been rejected by JCIC.

No one present to represent the plat.

Commissioner Morrison made and Commissioner Mink seconded a motion to **approve Providence Heights subdivision with the following condition:**

- That all the road names be acceptable and approved by JCIC and the Director of Planning. Three of the currently proposed names have been rejected by JCIC.

Russ Duker – Yes
Larry Oetting – Yes
Boyd Harris – Yes
John Schloot – Yes
David Mink – Yes

Mike Morgan – Yes
Paul Zullo – Yes
Michael Morrison – Yes
Gregory Martin – Yes

Motion to approve the plat carries unanimously.



2. Cedar Glen. S 18-T48N-R11W. A-1P. Duane & Charlotte St. John, owners. Steven R. Proctor, surveyor.

The following staff report was entered in to the record:

This site is located approximately 4 ½ miles east of Columbia, south of I-70, off of Rangeline Road. The acres combined and are zoned A-1 (Agricultural), with pending A-1P (Planned Agricultural) zoning. The A-1 is original 1973 zoning. The property owners requested a variance from the Board of Adjustment in 1986 for a variance in minimum lot size and were denied. In August of 2006, a request to rezone this property and an adjacent lot to A-2 (Agriculture) was submitted. It was denied. They then submitted the A-1P rezoning request and review plan in February of 2007. That request and the review plan were approved and the final plan is up for approval concurrently with this plat.

Access for this property is through an existing 50' access & utility easement to the west. The easement grants access to Rangeline Road. This easement serves the three new lots and one previously created 6.36 acre lot. The applicant has submitted a request to waive the requirement to provide a

This property is served by Public Water Service District #9. It is limited to three meters, including the one existing on the 5.02 acre tract identified on lot 1. Additional meters would require the extension of a main from Rangeline Road at the developer's expense. This would allow for the three lots identified on the plat to be served. However, serving the pre-existing 6.36 acre lot would require one of the lots to be served by a well, or the extension of the main as described by the water district. Fire protection will be provided by Boone County Fire Protection District. Electrical service is provided to the existing house by Boone Electric.

On-site systems will be providing wastewater disposal. The existing system on Lot 1 is in the process of being repaired to meet compliance with the City/County Health Department's regulations. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 25 points on the rating system.

Staff recommends approval of the plat with the following condition:

1. That the problems with the existing on-site wastewater system be resolved to the satisfaction of the City/County Health Department prior to the recording of the final plat.

No one was present to represent the plat.

Commissioner Morrison made and Commissioner Mink seconded a motion to approve Cedar Glen with the following condition:

- That the problems with the existing on-site wastewater system be resolved to the satisfaction of the City/County Health Department prior to the recording of the final plat.

Russ Duker – Yes
Larry Oetting – Yes
Boyd Harris – Yes
John Schloot – Yes

Mike Morgan – Yes
Paul Zullo – Yes
Michael Morrison – Yes
Gregory Martin – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.



3. DJ Acres. S35-T50N-R13W. A-2. Don & Jimmie Wright, owners. James V. Patchett, surveyor.

The following staff report was entered in to the record:

The property is located less than a mile to the west of Highway VV, five miles to the north of the city of Columbia. This plat creates one 3 acre lot and an accompanying administrative survey places the remainder in a 16.88 acre lot. The property is zoned A-2 (Agriculture) and has A-2 zoning to the north, east, and west, with A-R (Agriculture-Residential) zoning to the south. This is original 1973 zoning.

This lot has direct access on to Botner Road to the south. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service to this lot will be provided by Consolidated Public Water Supply District #1. Fire protection will be provided by Boone County Fire Protection District. Electrical service is provided to the existing house by Boone Electric.

On-site systems will be providing wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The administrative survey that accompanies this plat will be recorded concurrently, and referenced on the plat.

The property scored 31 points on the rating system.

Staff recommends approval of this plat.

No one was present to represent the plat.

Commissioner Morrison made and Commissioner Mink seconded a motion to **approve** DJ Acres subdivision plat.

Russ Duker – Yes
Larry Oetting – Yes
Boyd Harris – Yes
John Schloot – Yes
David Mink – Yes

Mike Morgan – Yes
Paul Zullo – Yes
Michael Morrison – Yes
Gregory Martin – Yes

Motion to approve the plat carries unanimously.



VI. Old Business

Director, Stan Shawver updated the Commission on the decisions by the County Commission.

The conditional use permit request by the Stickann's was approved as recommended.

The rezoning request for St. John was approved as recommended.

The revised review plan for Midway Electric was approved as recommended.

VII. New Business

VIII. Adjourn

Being no further business the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Boyd Harris
Secretary

Minutes approved on this 19th day of April, 2007